

**MEETING OF THE RHODE ISLAND  
REAL ESTATE APPRAISERS BOARD**

**DATE: May 4, 2016**

**TIME: 9:30 A.M.**

**PLACE: Department of Business Regulation  
69-1 Conference Room  
1511 Pontiac Avenue  
Cranston, RI 02920**

**BOARD MEMBERS PRESENT:**

**Peter Scotti - Chairman, Bernardino Lancia III - Vice Chairperson,  
Susan Kelly, Kenneth Scotti, Patricia Grogan, Susan Martins-Phipps,  
Christine Tanner, Gregory Kwiatkowski and Richard Berlinsky.**

**OTHERS PRESENT:**

**William DeLuca – Real Estate Administrator, Philip Tedesco, CEO of  
RIAR and Michael Letendre, Vice-President, MLS and Member  
Services.**

**The Chairperson called the meeting to order at 9:30 A.M.**

**The Chairperson requested a motion to approve the open session minutes of the April meeting with an amendment to the name of the Vice-Chairperson. Motion made by Richard Berlinsky. Seconded by Susan Kelly. All members present were in favor. Motion passed.**

**Review of Continuing Education courses submitted for approval: Vice-Chairperson Lancia presented course review.**

**Allterra Group**

**2016 Appraiser Training -7 hrs.**

**2016 Keynote/Fraud/Regulatory Update – 7 hrs.**

**Susan Martins-Phipps made a motion to approve both seminars for the one day events respectively on July 12 and July 13, 2016. Seconded by Richard Berlinsky. All members present were in favor. Motion passed.**

**American Society of Farm Managers & Rural Appraisers  
Appraising Natural Resources**

**Board members wanted additional information on starting and ending dates of course. Chairperson Scotti advised to hold course until next month for review.**

**Appraisal Institute (Chicago Chapter)**

**2016 Annual Conference Sessions - Day One**

**2016 Annual Conference Sessions - Day Two AM**

**2016 Annual Conference Sessions - Day Two PM**

**2016 Annual Conference Sessions - Day Three**

**Board members wanted additional information on content of sessions before approving. Chairperson Scotti advised to hold course sessions until next month for review.**

**MA Board of Real Estate Appraisers**

**Appraising Green Residences – 7 hrs.**

**Appraising Historic Properties – 7 hrs.**

**The Book of Adjustments – 3 hrs.**

**Financial Institutions Guide to Commercial Appraisal – 7 hrs.**

**Golf Course Valuation Issues - 7 hrs.**

**Non-Stabilized Distressed Properties Valuation Issues – 7 hrs.**

**Refresher Seminar for Experienced Appraisers - 7 hrs.**

**The Relocation Appraisal – 7 hrs.**

**Bernardino Lancia made a motion to approve the above courses for one year. Seconded by Susan Martins-Phipps. All members present were in favor. Motion passed.**

**Review and/or approval of Trainee Appraiser qualifying education taken by Zack Durkin.**

**Chairperson Scotti recused himself as Zack Durkin is his Trainee.**

**Vice-Chairperson Bernardino Lancia, after review, made a motion to**

**approve the qualifying education Mr. Durkin completed in New York since the courses were AQB approved. Seconded by Susan Martins-Phipps. All members present were in favor. Motion passed.**

**Review and/or approval of a letter of consideration for approval of a Trainee Appraiser application submitted by Salchi A. Hansford. Chairperson Scotti recused himself as Salchi A. Hansford is his Trainee. Richard Berlinsky, after review, made a motion to approve the qualifying education courses entitled, Basic Appraisal Principles I and Basic Appraisal Principles II, taken at the RI Association of Realtors. Seconded by Vice-Chairperson Lancia Bernardino. All members present were in favor. Motion passed.**

**No Executive Session matters scheduled on agenda and meeting stayed in open session.**

**Opportunity for public comment (discussion only per R.I. Gen. Laws § 42-46-6(d)).**

**Chairperson Scotti welcomed invited guests, Philip Tedesco, CEO of RIAR and Michael Letendre, Vice-President, MLS and Member Services. Susan Kelly began discussion about MLS removing certain fields from its listing that appraisers wanted to see restored as a necessary part of the information they require for conducting accurate appraisals. General discussion ensued on a number of topics related to MLS and appraisers 'need for information'. Mr.**

**Tedesco and Michael Letendre reported they had been made aware of some of the issues and will work on other identified problem areas. Mr. Tedesco made an invitation for any member of the Board to assist RIAR / MLS as subject matter experts for review and conversion of system on a going forward basis to address issues and problems.**

**Chairperson Scotti requested a motion to adjourn. Motion made by Gregory Kwiatkowski. Seconded by Susan Martins-Phipps. All members present were in favor. Motion passed. The meeting adjourned at 10:12 A.M.**

**The next scheduled meeting will be held on June 1, 2016 at 9:30 A.M.**

**Respectfully submitted,**

**William J. DeLuca  
Real Estate Administrator**